

# BLUEBELL DUPLEX SELECTIONS

*Attainable Spec | White Trim Standard*  
Heritage Trails | Marquette County, Michigan

## ATTAINABLE SPEC — WHY THIS DOCUMENT EXISTS

This selection package is for Bluebell duplexes built under the Attainable Housing program. It uses prefinished white trim and prefinished white interior doors as the new standard

Stained-to-match trim is NOT offered on attainable units. Every other selection — cabinet colors, flooring, fixtures, front door — remains buyer-visible per the themes below.

## RULES FOR EVERY ATTAINABLE THEME

- Same siding, shingles, soffit/fascia, garage doors, and gable on BOTH units (one building)
- Prefinished white MDF trim and prefinished white interior doors on BOTH units (locked attainable standard)
- Front door colors DIFFER between H1 and H2 but coordinate with the theme palette
- Flooring DIFFERS between H1 and H2 (one light vinyl plank, one dark)
- Cabinet color, pulls, counter, and door hardware DIFFER for each kitchen's own personality
- Stair carpet, cabinet door style, bath countertop, appliance package, and kitchen fixtures stay Bluebell included standard

## THEME 1 — Modern Farmhouse - UNITS 1 & 2

*Cool palette • crisp whites and grays • white trim brightens the contrast.*

### SHARED — BOTH UNITS IDENTICAL (EXTERIOR + INTERIOR STANDARDS)

CATEGORY	UNIT H1 Modern Black & White	UNIT H2 Classic Cottage
SIDING	Snow White (standard) (same on both units)	
CORNER SIDING	Black	
SHINGLES	Cinder Black (same on both units)	
SOFFIT / FASCIA	Black (same on both units)	
GARAGE DOORS	White	
GABLE TREATMENT	Iron Ore (Black)?	
TRIM (BASE + CASING)	Prefinished white (standard for attainable) (same on both units)	
INTERIOR DOORS	Prefinished white (same on both units)	
STAIR CARPET	Glitter (same on both units)	
CABINET DOOR	Brighton (same on both units)	
BATH COUNTERTOP	Hard-Surfaced White (same on both units)	
APPLIANCE PKG	Whirlpool standard (dishwasher + microwave) (same on both units) + preferred lender buyer credit applied to stove and side by side fridge	
KITCHEN FIXTURES	Chrome (same on both units)	

### DIFFERENTIATED PER UNIT — FRONT DOOR + KITCHEN + INTERIOR SELECTIONS

CATEGORY	UNIT H5 Modern Black & White	UNIT H6 Classic Cottage
FRONT DOOR	<b>Black</b>	<b>Marine Dusk</b>
FLOORING	<b>Huntington Vinyl Plank (dark)</b>	<b>Clearwater Vinyl Plank (light)</b>
CABINET COLOR	Coffee	Fawn
CABINET PULLS	Matte Black	Satin Nickel
KITCHEN COUNTERTOP	Roco Bosco (laminare)	White Carrara (laminare)
INTERIOR DOOR HARDWARE	Matte Black Knobs	Satin Knobs

**Differentiator highlights:** FRONT DOOR and FLOORING differ between H1 and H2 (locked rule for every duplex). Recommended for any lot — broadest buyer appeal, white trim is signature look. Assigned lot: \_\_\_\_\_  
ed rule for every duplex). Recommended for lots with lake or open-field views. Assigned lot: \_\_\_\_\_

## THEME 2 — NORTH WOODS - UNITS 3&4

*Warm palette • Pebble siding with white trim adds farmhouse softness to the cabin character.*

### SHARED — BOTH UNITS IDENTICAL (EXTERIOR + INTERIOR STANDARDS)

CATEGORY	UNIT H3 North Woods Cabin	UNIT H4 Forest Retreat
SIDING	Pebble (standard, warm beige) (same on both units)	
CORNER SIDING	Pebble and Meadow Fern Accordingly	
SHINGLES	Burnt Sienna (same on both units)	
SOFFIT / FASCIA	White (same on both units)	
GARAGE DOORS	Black (both units) (same on both units)	
GABLE TREATMENT	Vertical gable in Meadow Fern (same on both units)	
TRIM (BASE + CASING)	Prefinished white (standard for attainable) (same on both units)	
INTERIOR DOORS	Prefinished white (same on both units)	
STAIR CARPET	Glitter (same on both units)	
CABINET DOOR	Brighton (same on both units)	
BATH COUNTERTOP	Hard-Surfaced White (same on both units)	
APPLIANCE PKG	Whirlpool standard (dishwasher + microwave) (same on both units) + preferred lender buyer credit applied to stove and side by side fridge	
KITCHEN FIXTURES	Chrome (same on both units)	

### DIFFERENTIATED PER UNIT — FRONT DOOR + KITCHEN + INTERIOR SELECTIONS

CATEGORY	UNIT H3 North Woods Cabin	UNIT H4 Forest Retreat
FRONT DOOR	<b>Brown</b>	<b>Linen</b>
FLOORING	<b>Huntington Vinyl Plank (dark)</b>	<b>Clearwater Vinyl Plank (light)</b>
CABINET COLOR	Coffee	Slate
CABINET PULLS	Satin Nickel	Black
KITCHEN COUNTERTOP	Pebble Piazza (lamine)	Roco Bosco (lamine)
INTERIOR DOOR HARDWARE	Satin Knobs	Matte Black Knobs

**Differentiator highlights:** FRONT DOOR and FLOORING differ between H1 and H2 (locked rule for every duplex). Recommended for lots backing wooded areas. Assigned lot: \_\_\_\_\_

**THEME 3 — Balanced Rock - UNITS 5&6***Classic white-trim farmhouse with black exterior accents and the signature vertical gable.***SHARED — BOTH UNITS IDENTICAL (EXTERIOR + INTERIOR STANDARDS)**

CATEGORY	UNIT H5 Stony Beach	UNIT H6 Rocky Shore
SIDING	Snow White (standard) (same on both units)	
CORNER SIDING	Snow White and Chesapeake Gray	
SHINGLES	Cinder Black (same on both units)	
SOFFIT / FASCIA	White (same on both units)	
GARAGE DOORS	Black (both units) (same on both units)	
GABLE TREATMENT	Vertical gable in Hudson Slate	
TRIM (BASE + CASING)	Prefinished white (r standard for attainable) (same on both units)	
INTERIOR DOORS	Prefinished white (same on both units)	
STAIR CARPET	Glitter (same on both units)	
CABINET DOOR	Brighton (same on both units)	
BATH COUNTERTOP	Hard-Surfaced White (same on both units)	
APPLIANCE PKG	Whirlpool standard (dishwasher + microwave) (same on both units)+ preferred lender buyer credit applied to stove and side by side fridge	
KITCHEN FIXTURES	Chrome (same on both units)	

**DIFFERENTIATED PER UNIT — FRONT DOOR + KITCHEN + INTERIOR SELECTIONS**

CATEGORY	UNIT H1 Stony Beach	UNIT H2 Rocky Shore
FRONT DOOR	<b>Blue</b>	<b>Spilt Wine Red (burgandy)</b>
FLOORING	<b>Clearwater Vinyl Plank (light)</b>	<b>Huntington Vinyl Plank (dark)</b>
CABINET COLOR	Fawn	Graphite
CABINET PULLS	Satin	Matte Black
KITCHEN COUNTERTOP	White Carrara (laminated)	Roco Bosco (laminated)
INTERIOR DOOR HARDWARE	Satin Knobs	Matte Black Knobs

Differentiator highlights: *FRONT DOOR and FLOORING differ between H1 and H2 (lock*

## THEME 4 — SLATE & SAND UNITS 7&8

*Premium dark siding with white trim — high-contrast sophistication.*

### SHARED — BOTH UNITS IDENTICAL (EXTERIOR + INTERIOR COST-SAVER STANDARDS)

CATEGORY	UNIT H7 Slate Modern	UNIT H8 Slate Classic
SIDING	Linen	
CORNER SIDING	White	
SHINGLES	Cinder Black (same on both units)	
SOFFIT / FASCIA	Black (same on both units)	
GARAGE DOORS	Black (both units) (same on both units)	
GABLE TREATMENT	Vertical gable in Pebble (same on both units)	
TRIM (BASE + CASING)	Prefinished white (standard for attainable) (same on both units)	
INTERIOR DOORS	Prefinished white (same on both units)	
STAIR CARPET	Glitter (same on both units)	
CABINET DOOR	Brighton (same on both units)	
BATH COUNTERTOP	Hard-Surfaced White (same on both units)	
APPLIANCE PKG	Whirlpool standard (dishwasher + microwave) (same on both units)+ preferred lender buyer credit applied to stove and side by side fridge	
KITCHEN FIXTURES	Chrome (same on both units)	

### DIFFERENTIATED PER UNIT — FRONT DOOR + KITCHEN + INTERIOR SELECTIONS

CATEGORY	UNIT H7 Slate Modern	UNIT H8 Slate Classic
FRONT DOOR	<b>Black</b>	<b>Brown</b>
FLOORING	<b>Huntington Vinyl Plank (dark)</b>	<b>Clearwater Vinyl Plank (light)</b>
CABINET COLOR	Graphite	Slate
CABINET PULLS	Matte Black	Satin
KITCHEN COUNTERTOP	Roco Bosco (laminated)	Pebble Piazza (laminated)
INTERIOR DOOR HARDWARE	Matte Black Knobs	Satin Knobs

**Differentiator highlights:** FRONT DOOR and FLOORING differ between H1 and H2 (locked rule for every duplex). Recommended for premier lots — premium siding + gable accent included. Assigned lot: \_\_\_\_\_

**THEME 4 — LAKESHORE - UNITS 9&10***Premium dark siding with white trim — high-contrast sophistication.***SHARED — BOTH UNITS IDENTICAL (EXTERIOR + INTERIOR COST-SAVER STANDARDS)**

CATEGORY	UNIT H9 Beachfront	UNIT H10 Shoreline
SIDING	Almond	
CORNER SIDING	White and Midnight Surf	
SHINGLES	Black (same on both units)	
SOFFIT / FASCIA	White (same on both units)	
GARAGE DOORS	White (both units) (same on both units)	
GABLE TREATMENT	Vertical gable in Midnight Surf (same on both units)	
TRIM (BASE + CASING)	Prefinished white (standard for attainable) (same on both units)	
INTERIOR DOORS	Prefinished white (same on both units)	
STAIR CARPET	Glitter (same on both units)	
CABINET DOOR	Brighton (same on both units)	
BATH COUNTERTOP	Hard-Surfaced White (same on both units)	
APPLIANCE PKG	Whirlpool standard (dishwasher + microwave) (same on both units)+ preferred lender buyer credit applied to stove and side by side fridge	
KITCHEN FIXTURES	Chrome (same on both units)	

**DIFFERENTIATED PER UNIT — FRONT DOOR + KITCHEN + INTERIOR SELECTIONS**

CATEGORY	UNIT H9 Beachfront	UNIT H10 Shoreline
FRONT DOOR	<b>Brown</b>	<b>Linen</b>
FLOORING	<b>Huntington Vinyl Plank (dark)</b>	<b>Clearwater Vinyl Plank (light)</b>
CABINET COLOR	Coffee	Slate
CABINET PULLS	Satin Nickel	Black
KITCHEN COUNTERTOP	Pebble Piazza (laminated)	Roco Bosco (laminated)
INTERIOR DOOR HARDWARE	Satin Knobs	Matte Black Knobs

**Differentiator highlights:** FRONT DOOR and FLOORING differ between H1 and H2 (locked rule for every duplex). Recommended for premier lots — premium siding + gable accent included. Assigned lot: \_\_\_\_\_

## LOT ASSIGNMENTS & SIGN-OFF

**Lot assignments (fill in once attainable duplex inventory is allocated):**

**Lot \_\_\_\_\_ (Attainable Bluebell – H1 + H2):** Theme assigned: \_\_\_\_\_ Wildflower Job #: \_\_\_\_\_

**Lot \_\_\_\_\_ (Attainable Bluebell – H1 + H2):** Theme assigned: \_\_\_\_\_ Wildflower Job #: \_\_\_\_\_

**Lot \_\_\_\_\_:** Theme assigned: \_\_\_\_\_ Wildflower Job #: \_\_\_\_\_

**Lot \_\_\_\_\_:** Theme assigned: \_\_\_\_\_ Wildflower Job #: \_\_\_\_\_

**Lot \_\_\_\_\_:** Theme assigned: \_\_\_\_\_ Wildflower Job #: \_\_\_\_\_

**Signatures (lock-in confirmation):**

**Wildflower Construction Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Wildflower Sales / Dawn:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Lead Supplier Coordinator:** \_\_\_\_\_ **Date:** \_\_\_\_\_